

The Salisbury Planning Board held its regular meeting on Tuesday, November 9, 2004, in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Len Clark, Dr. James Johnson, Lou Manning, Brian Miller, Rodney Queen, Sandy Reitz, Jeff Smith, Valerie Stewart, Albert Stout, Rev. Jerry Wilkes, and Diane Young

ABSENT: Mitzi Clement

STAFF: Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Patrick Ritchie, Wendy Spry

The meeting was called to order by Co-Chairman **Rodney Queen**. Brian Miller offered an invocation. The minutes of the October 26 meeting were approved as published.

GROUP DEVELOPMENT SITE PLAN

Valerie Stewart declared a conflict of interest due to the fact that she is employed by Rowan Regional Hospital. She removed herself from the Board for this case. Dr. Johnson is not employed by the hospital so he did not have a conflict.

David Phillips made the staff presentations for the following group development site plan.

G-02-99 Rowan Regional Medical Center
612 Mocksville Ave.
Tax Map 002, Parcel 080 etc.
Zoning HS

Mr. Jeff Orsborn, of GNA Design Associates, Inc. from Charlotte, submitted the application for revisions to the previously approved site plan. All zoning criteria have been met. The Technical Review Committee recommends approval of the application, with the addition of a tree.

The plan calls for an expansion to the emergency department and ten parking spaces for doctors. This plan will eliminate a third driveway which Council had awarded as a variance. Utilities were adjusted. The linear accelerator is moving down the street to a radiation oncology group.

Public Comment

Ken Mowery, Construction Coordinator for Rowan Regional Medical Center, reiterated what David Phillips said and stated that "This is a new and improved site plan."

Board Discussion

Lou Manning made a motion to approve as submitted. **Brian Miller** seconded the motion with all members voting AYE.

Diane Young made a motion to return Valerie Stewart to the Board and all members agreed.

PRELIMINARY PLAT SUBDIVISION

S-10-04 Lane Commons Subdivision

10.906 acres located in the ETJ (Just off West Innes on North Road)

Zoned R-20

19 residential lots average 0.505 Ac.

Served by private well and septic system

Proposed asphalt cul-de-sac to NCDOT standards

Patrick Ritchie presented a revised preliminary plat for Lane Commons. The Board received a detailed outline in their agenda packages.

Technical Review Committee (TRC) comments:

- Well and septic system as proposed is acceptable.
- Street to NCDOT standards would not include curb, gutter and sidewalk or planted median as required by the City.
- Proposed cul-de-sac with length of 887 feet exceeds the maximum allowable length of 600 feet.
- The street exceeds the maximum allowable distance between intersections of 800 feet.
- Vision 2020 encourages interconnection between large undeveloped parcels and connections to thoroughfares at evenly spaced increments.

Mr. Ritchie stated that the Technical Review Committee discussed the proposal and cannot recommend approval as submitted.

Planning Board may take action by one of the following three options:

1. Deny the proposed preliminary plat.
2. Approve the preliminary plat with conditions specified by the Planning Board.
3. Approve the preliminary plat as submitted.

Public Comment

Spencer Lane, 630 W. Ridge Road, is the developer. He said that the well and septic tanks are going to cost him a large sum of money and that is why he does not want to supply curbs and gutters; it is also inconsistent with the area around this development. There are no guarantees that water and sewer will come to the development in the near future.

Jamie Lane, 630 W. Ridge Road, described the adjoining land. She stated that the cul-de-sac is a safety issue; traffic on Hwy 601 is dangerous.

Board Discussion

Rodney Queen offered a developer's point of view for building affordable housing. He is in favor of installing curb and guttering. **Brian Miller** thought that the cul-de-sac could work because the curve in the street would calm traffic. He does like the idea of a connection to W. Innes Street. **Albert Stout** felt that relief of these standards could be justified since the City is not offering water and sewer connection at this time. He would like to see a consistency with the surrounding area. **Lou Manning** asked for clarification concerning general water runoff. Storm sewer would be required. **James Johnson** felt that connecting the road would create a thoroughfare that would be undesirable to the neighborhood. **Sandy Reitz** asked about the addition of water and sewer after a future annexation. Mr. Ritchie stated that it would be required two years after annexation. **Diane Young** asked about similar situations that came before the Board in the past. Several subdivisions were then discussed. She felt it is important to support the City Ordinance. **Len Clark** supported the City Ordinance.

Brian Miller then stated that there are standards in place, and for consistency these standards should be upheld. Sandy supported Mr. Miller's statements. **Jerry Wilkes** recently visited the site and questioned whether the standards were appropriate in this case. **Lou Manning** suggested that there is a fairness issue to all developers as well. **Jeff Smith** said there are guidelines in place that should be followed. There were instances in the past where the guidelines were not followed and problems resulted. Mr. Smith would like to see something creative result in a new plan for this development.

Jeff Smith made a motion to deny S-10-04. **Lou Manning** seconded the motion. The Board voted to deny S-14-04 (8-3). Those voting in favor of the motion to deny were: Diane Young, Len Clark, Brian Miller, Lou Manning, Rodney Queen, Jeff Smith, Sandy Reitz, and Jerry Wilkes. Valerie Stewart, James Johnson and Albert Stout voted against the motion to deny.

AIRPORT OVERLAY

Ed Muire, Planner for Rowan County, made a presentation to inform the Planning Board about an airport height control overlay that the County adopted on October 4, 2004. The City of Salisbury is being encouraged to adopt the same. On December 14 City staff will make a report to the Board and request a recommendation from the City of Salisbury's Planning Board concerning the City's adoption of the overlay.

The airport is just a little over a mile in length and is generally oriented in a north/south direction. There is an effort to make a 1000' expansion. This would cause a realignment of Airport Road. Everything within 10,000' of the runway would be limited to 150' height (manmade or natural structures). He explained horizontal surface, conical surface and approach surface. This overlay is guided by FAA standards for airports.

Mr. Muire estimates that this overlay covers 80.2 square miles (18,000 County parcels affected) and 1,300 people were notified. The City's portion would be a lot smaller.

STAFF REPORT

Joe Morris showed the Planning Board a map of the B-5 downtown-zoning district, which also demonstrates the Municipal Service District (MSD) and the Parking Exempt Overlay. The Municipal Service District is a tax district and a function of City Council; inclusion requires voluntary effort of the property owner.

The Parking Exempt Overlay is a function of zoning. It is addressed in the zoning ordinance. The current B-5 downtown-zoning district will be called DMX (Downtown Mixed Use) in the new zoning ordinance. The new code will be form-based; there will be physical design elements associated with that particular zoning district. Parking will most likely be included in that.

Mr. Morris distributed a memo to the Planning Board outlining potential goals of the sidewalk committee. The memo included nine recommendations from staff. There are no policies currently in place that identify or prioritize where sidewalks should be installed in non-residential settings. It is Mr. Morris' observation that when sidewalks are installed people use them.

COMMITTEE REPORTS

Legislative Committee B – Itinerant Merchants – Len Clark, Chair, Sandy Reitz, V. ch., Rodney Queen, James Johnson, and Albert Stout

Len Clark reported that staff has advised the committee that an amendment to the ordinance may be necessary after all. Due to a recent occurrence near the Salisbury Mall, staff advised that verbage could include a statement that the items for sale must be included in the zoning district, and that "setup" should be removed overnight.

FUTURE COMMITTEE MEETINGS

Committee 2 - Sidewalk Committee – Brian Miller, Chair, Rodney Queen V. Chair, James Johnson, Mitzi Clement.

Volunteering are Jeff Smith and Valerie Stewart

Meeting date yet to be determined.

Legislative Committee B – Itinerant Merchants – Len Clark, Chair, Sandy Reitz, V. ch., Rodney Queen, James Johnson, and Albert Stout

A meeting was scheduled at Planning Board for Tuesday, November 23, at 8:30 a.m. in the first floor conference room at City Hall.

Committee 1 – N. Main Small Area Study – Sandy Reitz, Chair, Lou Manning, V. Chair, Jeff Smith, and Albert Stout

Sandy Reitz asked that the committee set a recurring day and time to meet. A meeting was scheduled at Planning Board for Friday, November 12, at 8:30 a.m. in the first floor conference room at City Hall.

There being no further business to come before the Board, the meeting was adjourned.

Co-Chairman, Rodney Queen

Co-Chairman, Jeff Smith

Secretary, Diana Moghrabi